

Regional Development News & Notes



November 2002

Edited by Glenn Coppelman, Regional Development Coordinator



NH Office of State Planning / 2 ½ Beacon Street / Concord, NH 03301 <http://webster.state.nh.us/osp/cdbg> 603-271-2155 (voice) 603-271-1728 (fax)

New Business Incubator Opens

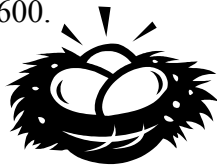
MONADNOCK BUSINESS VENTURES

A grand opening was held on October 17th for the newest small business incubator in New Hampshire. Monadnock Business Ventures (MBV) has reconfigured part of the Whiten Building in Peterborough to serve the need of the region for such a facility.

The *Monadnock Business Center* now contains dedicated space for small businesses. Individual office spaces are fully “wired”, including hookups for broadband internet access. The Center offers small, start-up businesses with high quality, affordable space in which to grow and prosper. In addition, business advisory support is available from the on-site offices of MBV.

For more information, contact Gary Armstrong or Gordon Hale at MBV, 603-924-1600.

Monadnock Business Center
375 Jaffrey Road (Rt. 202 S)
Peterborough, NH 03458



NH Economic Review - 2002

PSNH has just released their annual New Hampshire Statistical Economic Review. It's a very good reference, and one that you should have in your library. If you don't receive a copy, feel free to request one from PSNH by contacting their Economic and Community Development Department at 1-800-490-7764.

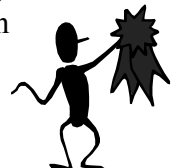
SB-177 UPDATE... TIF Calculation



At a House Subcommittee work session on October 16th, it was decided to leave the current legislation "as is". There are no plans to re-introduce SB177 (or facsimile) in the next session. Complications created by the statewide Property Tax were the main reason for the decision. Existing (grandfathered) TIF districts are not affected by the statewide Property Tax. However, new TIF districts are affected by it. According to DRA, a new TIF district's incremental assessed value gets included in the municipality's equalized valuation, thus getting assessed for the statewide Property Tax. This means that every property in that municipality will carry some of the tax burden for the TIF district. The actual amount is very situation-specific, and in some cases may not be significant. But it is an issue to consider.

Award Winner!

The New Hampshire Office of State Planning was recently awarded the *SUPERIOR* Quality Award for its Regional Development News & Notes newsletter. The award was earned in the Northeastern Economic Developers Association's (NEDA) 2002 Literature & Promotions Competition, and presented at NEDA's 46th Annual Conference in Dover, Delaware last month. Entries were judged on design and layout, clarity of message, production quality, functionality and overall creativity & impact.



CDBG “101”



7: When Other Funds are Involved (see CDBG Implementation Guide for more information)

It is common for non-CDBG funding to be involved in projects using CDBG funds. In fact, the State has made a conscious decision to reward co-funding (by giving increased points in the rating of applications) as a means of stretching limited CDBG dollars, thus allowing the State to fund a greater number of projects.

Two issues to keep in mind are:

- The grantee should make certain that the level of other funding does not drop below the amount stipulated in the grant agreement. This is especially important if the grantee was awarded points for leveraging other funds. Failure to achieve the promised level of “match” could affect the basis on which the CDBG grant was awarded.

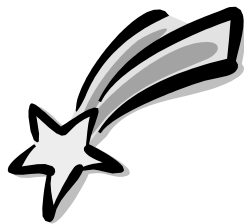
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Did You Know?

(things to ponder, or not, when solving the economic development needs of NH)



In recorded history, two objects have struck the earth with enough force to destroy a whole city. Each object, one in 1908 and again in 1947, struck uninhabited regions in Siberia.



(Lesson: Big efforts may go unnoticed if not properly targeted).

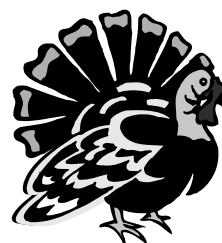
- In some instances, OSP will require that the rate of expenditure of other funds be consistent with the rate of CDBG expenditure. In other words, CDBG funds must be spent at the same rate as other funds, rather than “front-load” project costs with CDBG funds. Be certain to review the grant agreement to determine if this requirement has been imposed on your project.

One question frequently asked by grantees, when other federal funds are involved in a project, is “which agency’s rules and requirements take precedence?” There is no set answer to this question. While many federal programs are subject to common requirements, years of legislative modifications have created a number of exceptions. In addition, requirements can be interpreted differently by different agencies. The good news is that the areas of consistency far outweigh those of inconsistency. The best advice that OSP can give a grantee is:

- Follow the more stringent of two disparate federal agency requirements, and
- contact OSP for guidance and assistance when conflicting requirements create project implementation problems (problems can almost always be resolved).

IMPORTANT NOTE:

One generalization that can be made is that the grantee must comply, at a minimum, with HUD requirements (the source of CDBG funds is HUD). Both the State and grantee are held accountable by HUD for administering these funds in a manner consistent with HUD regulations, even if another federal agency takes a more “lenient” approach to a given compliance area.



*Happy
Thanksgiving*